

County of San Mateo

Planning and Building Division

FILE COPY

Date: November 2, 2000

To: Zoning Hearing Officer

From: Planning Staff

Subject: Consideration of a Use Permit, pursuant to Section 6500 of the County Zoning Regulations, to allow the placement of two monopoles (each 13 feet tall) and one equipment cabinet enclosure located at 1175 Palomar Drive in the unincorporated Palomar Park.

County File No: PLN 2000-00497 (Sprint)

PROPOSAL

The project involves the installation of a wireless communication system in the rear yard of an existing single-family home. The system consists of two monopoles and one equipment cabinet enclosure. The cellular antennas will be attached to the 13-foot high monopoles located on the east and west sides of the parcel. The equipment cabinet will be located in the rear portion of the yard, adjacent to an existing Pacific Bell cellular facility. The total area of the cabinet enclosure will be 270 square feet and 6 feet in height.

RECOMMENDATION

Approve the Use Permit, County File No. PLN 2000-00497, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Stephanie Willsey, Project Planner, 650/363-1829

Applicant: Sprint

Owner: Curtis Brooks

Location: 1175 Palomar Drive, Unincorporated Palomar Park

APN: 051-416-040

AR 0076

Existing Zoning: R-1/S-101/DR (Single-Family Residential/20,000 sq. ft. minimum lot size/ Design Review)

General Plan Designation: Low Density Residential (0.3-2.3 dwelling units per acre)

Existing Land Use: Single-Family Home

Environmental Evaluation: Exempt, California Environmental Quality Act Section 15303 Class 3, Construction of New Small Structures

Setting: The project site is located on the west side of the street and is accessible from Palomar Drive. The site is improved with a one-story, single-family home and an existing Pacific Bell cellular facility. The surrounding uses are single-family homes.

Chronology:

<u>Date</u>	<u>Action</u>
May 22, 1997	- Use permit approved by the Zoning Hearing Officer for the existing Pacific Bell cellular facility.
July 14, 2000	- Application submitted.
September 29, 2000	- Application deemed complete.
November 2, 2000	- Zoning Hearing Officer Public Hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

Staff has determined that the project complies with all applicable General Plan policies, with specific discussion of the following:

a. Chapter 4 - Visual Quality

Policy 4.20 (*Utility Structures*) requires the minimization of adverse visual impacts of utility structures by managing the location and appearance of structural development. The proposed project would not adversely impact the visual quality of the site because the monopoles will be painted green and placed next to existing trees which help minimize their visibility. The utility box will be placed adjacent to the existing Pacific Bell utility box and will be painted the same color to match.

2. Conformance with Zoning Regulations

Under the provisions of Section 6500, (*Use Permits*), wireless communications facilities are permitted in the R-1/S-101/DR Zoning District after issuance of a use permit. The project complies with all development standards for this zoning district including height and setback requirements.

Projects within the Design Review District are subject to the Design Review guidelines set forth in Section 6565.16 (*Standards for Design in Palomar Park*). Staff has reviewed this project for compliance with these guidelines and has found that the project complies with all applicable standards.

3. Conformance with Use Permit Findings

Under the provisions of Section 6500, (*Use Permits*), wireless communications facilities are permitted in the R-1/S-101/DR Zoning District after issuance of a use permit. Two findings have to be made for issuance of the use permit. They are:

- a. **Find that the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

Staff believes that the impacts from this project will be minimal. The installation would meet emission criteria as required by the California Public Utilities Commission and the Federal Communications Commission. The installation will not interfere with household appliances or disturb existing communications equipment. Because the system will be unmanned and require approximately one service visit per month, it will not create significant traffic, noise, or intensity of use of the property.

- b. **Find that the use is necessary for the public health, safety, convenience or welfare.**

Staff believes that this project will allow increased clarity, range, and capacity of the existing cellular facility and network and will enhance service for the public in general. Staff believes no adverse effects to public health and safety would result from this proposal.

B. REVIEW BY HOME OWNERS ASSOCIATIONS

The proposed cellular facility was reviewed by both the Emerald Lake Home Owners Association and the Palomar Park Property Owners Association and they recommended approval of the project.

C. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, relating to the construction of new small structures.

D. REVIEWING AGENCIES

1. Building Inspection Section
2. Public Works Division
3. California Department of Forestry
4. Palomar Park Property Owners Association
5. Emerald Lake Home Owners Association

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval.
- B. Vicinity Map and Location Map
- C. Site Plan
- D. Elevations

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Attachment A

County of San Mateo
Planning and Building Division

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number:
PLN 2000-00497

Hearing Date: November 2, 2000

Prepared By: Stephanie Willsey

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3, relating to construction of new small structures.

For the Use Permit, Find:

2. That the establishment, maintenance, and conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.
3. That the approval of this cellular telecommunications addition is necessary for the public health, safety, convenience or welfare.

RECOMMENDED CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal as described in this report and plans and documents submitted to the Planning Division on July 14, 2000. Minor adjustments to the project in the course of applying for building permits may be approved by the Planning Director if they are consistent with the intent of, and in substantial conformance with this approval.
2. The applicant shall obtain a building permit and develop in accordance with the approved plans.

3. This Use Permit shall be valid for a five-year period and shall expire on November 2, 2005. The applicant shall file for a renewal of this permit six months prior to the expiration with the County Planning and Building Division, if continuation of this use is desired.
4. The monopoles, antennas, and fencing shall be painted the same "enviro-green" color as the existing Pacific Bell equipment cabinet. A color sample shall be submitted to the Planning Counter prior to building permit issuance. The applicant shall include the file/case number with all color samples. Color verification by a building inspector shall occur in the field after the applicant has painted the equipment an approved color, but before the applicant schedules a final inspection.
5. Construction hours shall be Monday through Friday 7:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m., and no construction will be allowed on Sundays or national holidays.
6. Noise levels produced by the proposed construction activity shall not exceed 80-dBA level at any one moment.
7. The installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.
8. The applicant shall submit an erosion control plan which implements best management practices to prevent erosion and sedimentation during the entire construction process prior to building permit issuance. This plan shall include, but is not limited to (1) installation of silt blankets and fiber rolls below all areas of earth clearing, (2) covering of surcharges for protection from rain and wind erosion, and (3) replanting all disturbed areas immediately upon completion of construction with indigenous vegetation.
9. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Disposing of removed soil in a County approved landfill, or by spreading the soil in the immediate vicinity employing the above erosion control techniques at a depth not to exceed 6 inches in height.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

- e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
- f. The applicant shall revegetate construction areas with native plant materials (trees, shrubs, and/or ground cover) which are compatible with the surrounding vegetation and are suitable to the climate, soil, and ecological characteristics of the area.

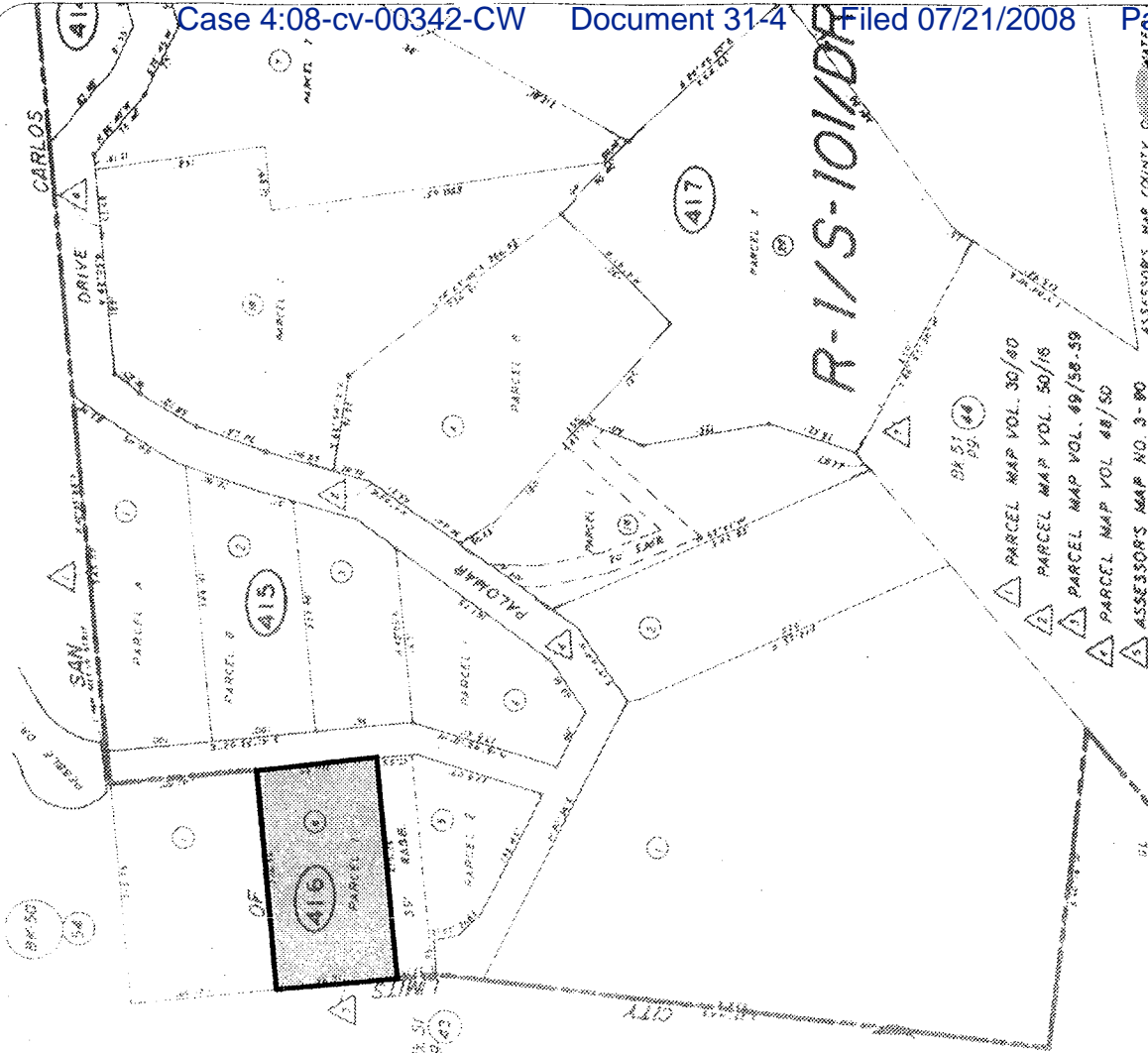
California Department of Forestry

- 10. Maintain around and adjacent to such buildings or structures a fuel-break/fire break made by removing and cleaning away flammable vegetation for a minimum distance of 30 feet. Remove that dead or dying portion of any tree which extends over the any structure.
- 11. All buildings and structures must have an address posted in such a location and in such a manner that it can be easily seen while traveling in both directions on the main road day or night. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum stroke of 3/4 inch.
- 12. All proposed enclosed structures on the site shall be equipped with an approved FM 200 fire protection system or equivalent. Plans and calculations must be submitted to the San Mateo County Building Inspection Section for review and approval by the County Fire Department.
- 13. Access must be provided from the street to the access gate at the proposed site. The access must be provided in such a manner that emergency crews can get emergency medical equipment and fire fighting equipment to the scene.
- 14. The proposed wood fencing is not desirable in this area because of the fire hazard. A metal fence with slats would be a more desirable solution to protect the facility.
- 15. A Knox Box is required at the entry gate to allow emergency personnel access to the site in case of an emergency. Contact the County Fire Department at 650/573-3846 for details.
- 16. A final inspection will be required before the site can be put into use. All project conditions which result in the issuance of a Building Permit will be required to be completed at that time.
- 17. A more in-depth plan review will be conducted at the time a Building Permit is applied for. This has been a preliminary review and additional conditions may be placed on the project at the Building Permit application stage.

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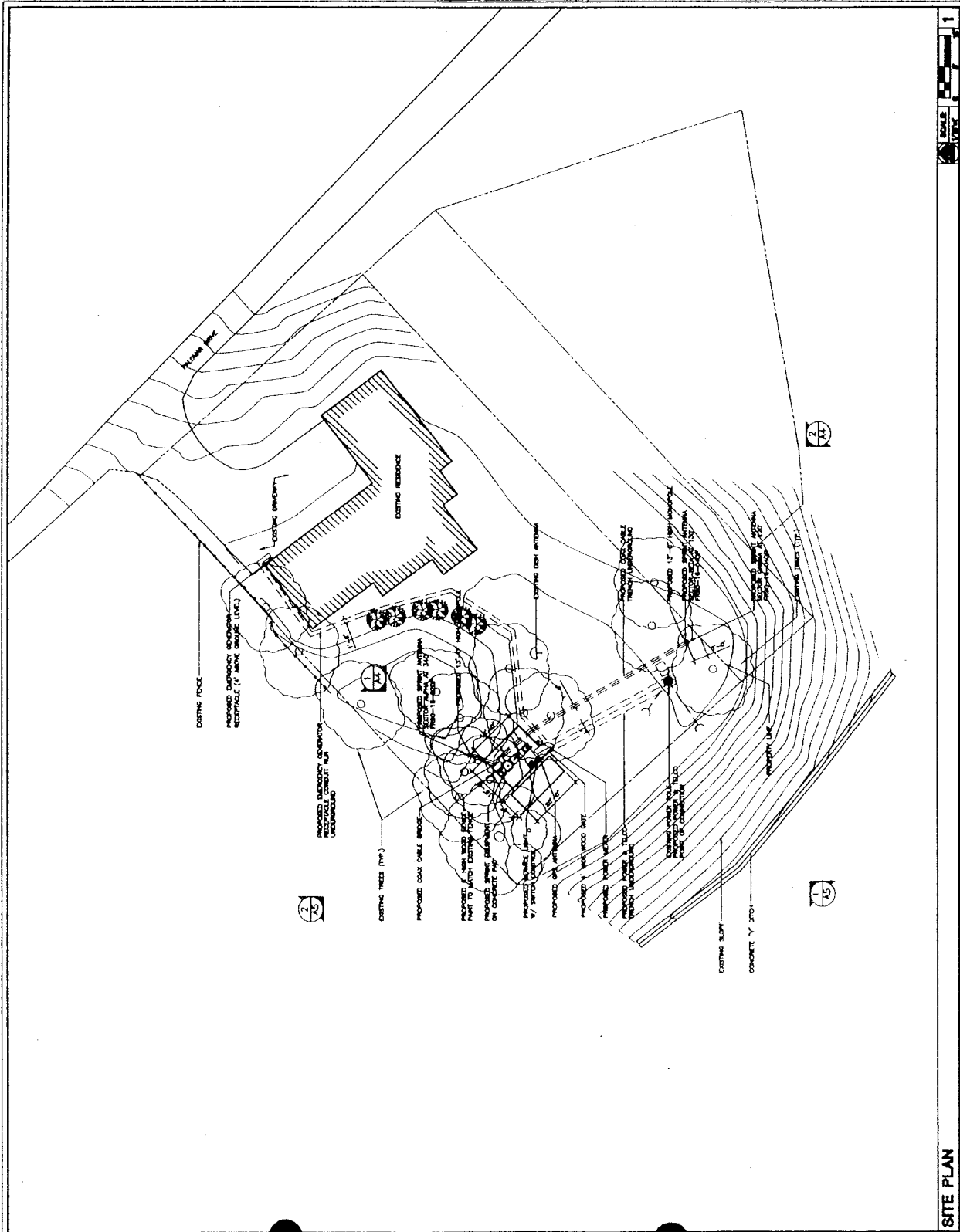
San Mateo County Zoning Hearing Officer

Applicant: Sprint

File Numbers: PLN2000 - 00497

Attachment: B

 Sprint Sprint PCS®	4605 CHAMOT DRIVE, SUITE 100 PALMDALE, CA 93550	PROJECT INFORMATION: PALOMAR PARK SF33XC5988 1175 PALOMAR DRIVE REDWOOD CITY, CA 94062 SAN MATEO COUNTY	CURRENT ISSUE DATE: <div style="border: 1px solid black; padding: 2px; text-align: center;">9/29/00</div>	ISSUED FOR: <div style="border: 1px solid black; padding: 2px; text-align: center;">ZONING</div>	REV. DATE DESCRIPTION <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 10%; text-align: center;">△</td><td style="width: 15%;">9/29/00</td><td style="width: 15%;">REVISION</td><td style="width: 10%;">PO</td></tr> <tr><td style="text-align: center;">△</td><td>8/14/00</td><td>REVISION</td><td>PO</td></tr> <tr><td style="text-align: center;">△</td><td>7/13/00</td><td>REVISION</td><td>PO</td></tr> <tr><td style="text-align: center;">△</td><td>7/10/00</td><td>CLIENT SUBMITTAL</td><td>PO</td></tr> </table>	△	9/29/00	REVISION	PO	△	8/14/00	REVISION	PO	△	7/13/00	REVISION	PO	△	7/10/00	CLIENT SUBMITTAL	PO	PLANS PREPARED BY: <div style="text-align: center;">  ALVAR ARCHITECTS, INC. <small> 10000 S. 10TH AVE. SUITE 100 LOS ANGELES, CA 90048 TEL: 310.341.1000 FAX: 310.341.1001 WWW.ALVARARCHITECTS.COM </small> </div>	CONSULTANT: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	DRAWN BY: <u>CHK</u> <u>APN</u> PO: <u>LA</u> LOCUSURE:	SHEET TITLE: <div style="border: 1px solid black; padding: 5px; text-align: center;">SITE PLAN</div>	SHEET NUMBER: <u>REVISION</u> <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 5px; font-size: 2em; margin-right: 5px;">A1</div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="font-size: 2em; margin-bottom: 5px;">3</div> <div style="font-size: 1em;">5088</div> </div> </div>
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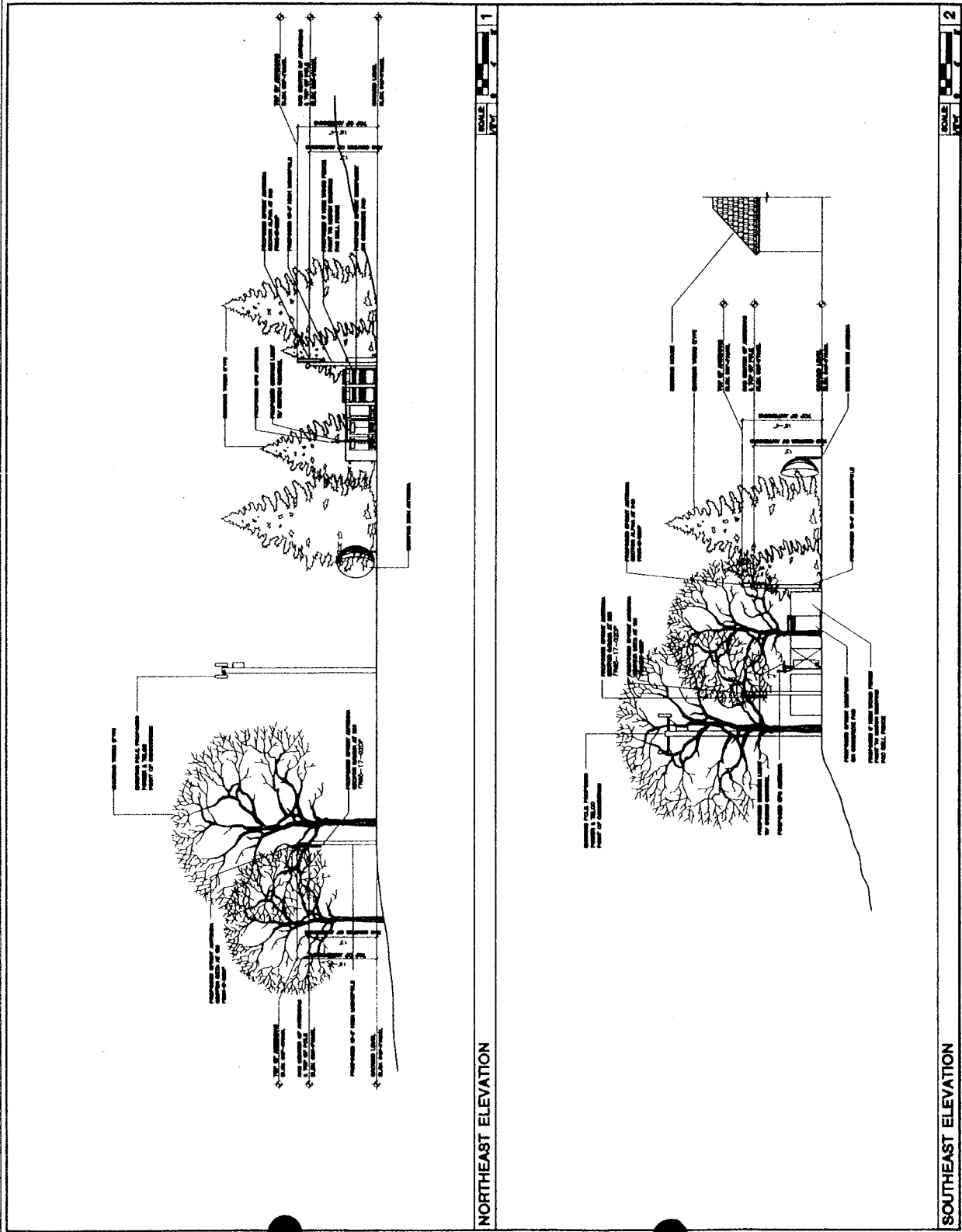
San Mateo County Zoning Hearing Officer

Applicant: Sprint

Attachment: C

File Numbers: PLN2000 - 00497

 <p>4483 CHART DRIVE, SUITE 100 PLEASANTON, CA 94566</p>		<p>PROJECT INFORMATION:</p> <p>PALOMAR PARK SF 33XC598B 1175 PALOMAR DRIVE REDWOOD CITY, CA 94062</p>		<p>CURRENT ISSUE DATE: 9/29/00</p>		<p>ISSUED FOR: ZONING</p>		<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td></tr> <tr><td>13</td><td></td><td></td></tr> <tr><td>14</td><td></td><td></td></tr> <tr><td>15</td><td></td><td></td></tr> <tr><td>16</td><td></td><td></td></tr> <tr><td>17</td><td></td><td></td></tr> <tr><td>18</td><td></td><td></td></tr> <tr><td>19</td><td></td><td></td></tr> <tr><td>20</td><td></td><td></td></tr> <tr><td>21</td><td></td><td></td></tr> <tr><td>22</td><td></td><td></td></tr> <tr><td>23</td><td></td><td></td></tr> <tr><td>24</td><td></td><td></td></tr> <tr><td>25</td><td></td><td></td></tr> <tr><td>26</td><td></td><td></td></tr> <tr><td>27</td><td></td><td></td></tr> <tr><td>28</td><td></td><td></td></tr> <tr><td>29</td><td></td><td></td></tr> <tr><td>30</td><td></td><td></td></tr> <tr><td>31</td><td></td><td></td></tr> <tr><td>32</td><td></td><td></td></tr> <tr><td>33</td><td></td><td></td></tr> <tr><td>34</td><td></td><td></td></tr> <tr><td>35</td><td></td><td></td></tr> <tr><td>36</td><td></td><td></td></tr> <tr><td>37</td><td></td><td></td></tr> <tr><td>38</td><td></td><td></td></tr> <tr><td>39</td><td></td><td></td></tr> <tr><td>40</td><td></td><td></td></tr> <tr><td>41</td><td></td><td></td></tr> <tr><td>42</td><td></td><td></td></tr> <tr><td>43</td><td></td><td></td></tr> <tr><td>44</td><td></td><td></td></tr> <tr><td>45</td><td></td><td></td></tr> <tr><td>46</td><td></td><td></td></tr> <tr><td>47</td><td></td><td></td></tr> <tr><td>48</td><td></td><td></td></tr> <tr><td>49</td><td></td><td></td></tr> <tr><td>50</td><td></td><td></td></tr> <tr><td>51</td><td></td><td></td></tr> <tr><td>52</td><td></td><td></td></tr> <tr><td>53</td><td></td><td></td></tr> <tr><td>54</td><td></td><td></td></tr> <tr><td>55</td><td></td><td></td></tr> <tr><td>56</td><td></td><td></td></tr> <tr><td>57</td><td></td><td></td></tr> <tr><td>58</td><td></td><td></td></tr> <tr><td>59</td><td></td><td></td></tr> <tr><td>60</td><td></td><td></td></tr> <tr><td>61</td><td></td><td></td></tr> <tr><td>62</td><td></td><td></td></tr> <tr><td>63</td><td></td><td></td></tr> <tr><td>64</td><td></td><td></td></tr> <tr><td>65</td><td></td><td></td></tr> <tr><td>66</td><td></td><td></td></tr> <tr><td>67</td><td></td><td></td></tr> <tr><td>68</td><td></td><td></td></tr> <tr><td>69</td><td></td><td></td></tr> <tr><td>70</td><td></td><td></td></tr> <tr><td>71</td><td></td><td></td></tr> <tr><td>72</td><td></td><td></td></tr> <tr><td>73</td><td></td><td></td></tr> <tr><td>74</td><td></td><td></td></tr> <tr><td>75</td><td></td><td></td></tr> <tr><td>76</td><td></td><td></td></tr> <tr><td>77</td><td></td><td></td></tr> <tr><td>78</td><td></td><td></td></tr> <tr><td>79</td><td></td><td></td></tr> <tr><td>80</td><td></td><td></td></tr> <tr><td>81</td><td></td><td></td></tr> <tr><td>82</td><td></td><td></td></tr> <tr><td>83</td><td></td><td></td></tr> <tr><td>84</td><td></td><td></td></tr> <tr><td>85</td><td></td><td></td></tr> <tr><td>86</td><td></td><td></td></tr> <tr><td>87</td><td></td><td></td></tr> <tr><td>88</td><td></td><td></td></tr> <tr><td>89</td><td></td><td></td></tr> <tr><td>90</td><td></td><td></td></tr> <tr><td>91</td><td></td><td></td></tr> <tr><td>92</td><td></td><td></td></tr> <tr><td>93</td><td></td><td></td></tr> <tr><td>94</td><td></td><td></td></tr> <tr><td>95</td><td></td><td></td></tr> <tr><td>96</td><td></td><td></td></tr> <tr><td>97</td><td></td><td></td></tr> <tr><td>98</td><td></td><td></td></tr> <tr><td>99</td><td></td><td></td></tr> <tr><td>100</td><td></td><td></td></tr> </tbody> </table>		REV.	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San Mateo County Zoning Hearing Officer

Applicant: Sprint
File Numbers: PL N2000 - 00497

Attachment: D

AR 0085

1080 South Amphlett Blvd., San Mateo, CA 94402
(650) 348-4467

LEGAL NO. 1929139

PUBLIC NOTICE

**SAN MATEO COUNTY
ZONING HEARING OFFICER MEETING
AGENDA**

The San Mateo County Zoning Hearing Officer will hold a PUBLIC HEARING to consider the matters listed on the following agenda at the date, time, and location shown below:

DATE: Thursday, NOVEMBER 2, 2000
TIME: 9:00 a.m.
PLACE: Board of Supervisors Chambers
400 County Center, 1st Floor
Redwood City, CA 94063

All interested parties who wish to speak will have the opportunity at the hearing. To do so:

- Please fill out a slip giving your name and address.
- Hand this slip to the Zoning Hearing Officer Secretary.
- After recognition from the Zoning Hearing Officer, please walk to the rostrum and state your name and address into the microphone.

The Zoning Hearing Officer agenda is divided into two parts: The Consent Agenda and the Regular Agenda. If the Zoning Hearing Officer or a member of the public wishes specifically to hear an item on the Consent Agenda, the Zoning Hearing Officer will refer that item to the Regular Agenda for hearing. If a member of the public wishes that an item on the agenda be referred to the Regular Agenda, please submit a speaker's slip to the Zoning Hearing Secretary before the meeting begins. Otherwise, Consent Agenda items will be considered as a group.

All decisions of the Zoning Hearing Officer may be appealed within 10 (working) days to the Planning Commission for a fee of \$184. Appeal forms are available at the Planning Division office, address shown below. Pursuant to State law, if you challenge, in court, a planning permit application, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

For further information on any agenda item listed below, please phone the Project Planner at the indicated telephone number following each item. Letters to the Project Planners should be addressed: County of San Mateo, Planning & Building Division, 455 County Center, 2nd Floor, Mail Drop PLN122, Redwood City, CA 94063.

- To receive the Agenda, please send an e-mail to: join-agenda@listserver.co.san-mateo.ca.us, or contact Jazmin Manriquez at (650) 363-1862.
- To view the Agenda, please visit our web-site at www.co.sanmateo.ca.us/planning.
- Starting January 4, 2001, Zoning Hearing Officer meetings will begin at 10:00 AM.

PROJECT FILE

CONSENT AGENDA

1. OWNER: AMERICAN TOWER SYSTEMS, INC.

APPLICANT: NEXTEL COMMUNICATIONS
FILE NO: PLN1999-00871
LOCATION: 3501 Whiting Ridge Road, Montara

APN: 036-370-020
Consideration of a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of an existing digital radio communication facility with microwave antenna, 8 panel antennas, and a 150 square foot equipment building, located at 3501 Whiting Ridge in the unincorporated area of Montara. Application filed: February 2, 2000. PROJECT PLANNER: Farhad Montazavi. Telephone: (650) 363-1831.

2. OWNER: COSTELLA/MOCEO

APPLICANT: MIKE and ANNA POLACEK
FILE NO: PLN2000-00346
LOCATION: Bear Hollow Road, Pescadero

APN: 066-191-120
Consideration of a Conditional Certificate of Compliance (Type B) and a Coastal Development Permit, pursuant to Section 7134 of the County Subdivision Ordinance and Section 6328.4 of the County Zoning Regulations, to legalize a 17.98-acre parcel created in 1959 and located on Bear Hollow Road in the unincorporated area of Pescadero. This project is not appealable to the California Coastal Commission. Application filed: May 12, 2000. PROJECT PLANNER: Erin Mayer. Telephone: (650) 363-1850.

3. OWNER: CURTIS BROOKS

APPLICANT: SPRINT
FILE NO: PLN2000-00497
LOCATION: 1175 Palomar Drive, Redwood City

APN: 051-416-040
Consideration of a Use Permit, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the placement of two monopoles (each 13 feet tall) and one equipment cabinet enclosure, located at 1175 Palomar Drive in the unincorporated area of Palomar Park. Application filed: July 14, 2000. PROJECT PLANNER: Stephanie Willsey. Telephone: (650) 363-1829.

San Mateo County Times, #1929139
October 21, 2000

PROOF OF PUBLICATION

Case No. _____

In the matter of
11/2 Zoning hearing
AGENDA

Jade Tai

_____ deposes and says that he/she was the Public Notice Advertising Clerk of SAN MATEO COUNTY TIMES, a newspaper of general circulation as defined by Government Code Section 6000 adjudicated as such by the Superior Court of the State of California, County of San Mateo (Case No. 55795, September 21, 1951) which is published and circulated in said county and state daily (Sunday excepted)

NOTICE

That the _____

of which the annexed is a printed copy, was published in every issue of SAN MATEO COUNTY TIMES on the following dates.

OCT 21, 2000

I certify (or declare) under the penalty of perjury that the foregoing is true and correct

Date 21 oct 2000

at San Mateo, California

Jade Tai

Public Notice Advertising Clerk

AR 0086

SAN MATEO COUNTY ZONING HEARING OFFICER MEETING

AGENDA

The San Mateo County Zoning Hearing Officer will hold a PUBLIC HEARING to consider the matters listed on the following agenda at the date, time, and location shown below:

DATE: Thursday, November 2, 2000
TIME: 9:00 a.m.
PLACE: Board of Supervisors Chambers
400 County Center, 1st Floor
Redwood City, CA 94063

All interested parties who wish to speak will have the opportunity at the hearing. To do so:

- ◆ Please fill out a slip giving your name and address.
- ◆ Hand this slip to the Zoning Hearing Officer Secretary.
- ◆ After recognition from the Zoning Hearing Officer, please walk to the lectern and state your name and address.

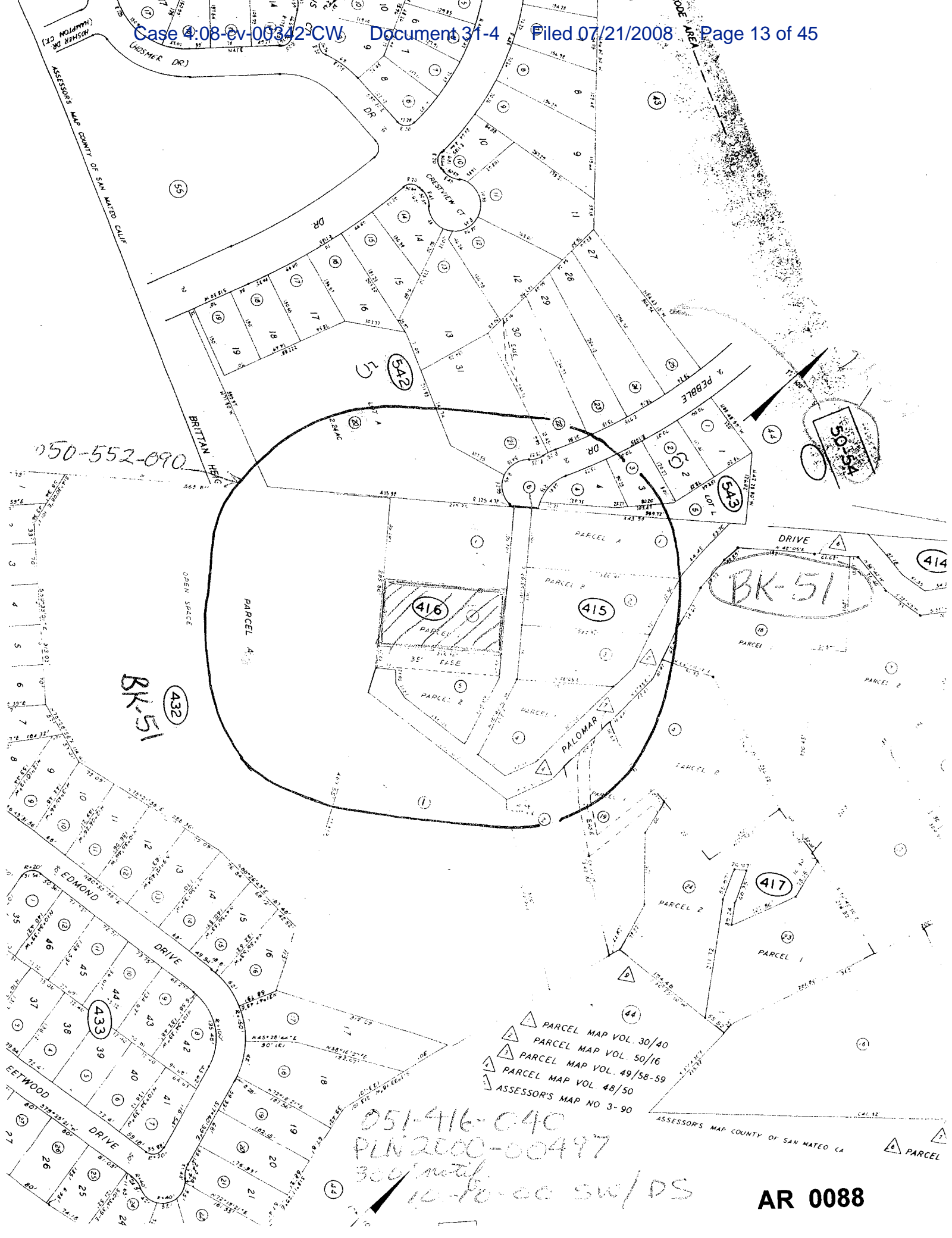
The Zoning Hearing Officer agenda is divided into two parts: The consent agenda and the regular agenda. If the Zoning Hearing Officer or a member of the public wishes specifically to hear an item on the consent agenda, the Zoning Hearing Officer will refer that item to the regular agenda for hearing. **If a member of the public wishes that an item on the consent agenda be referred to the regular agenda, please submit a speaker's slip to the Zoning Hearing Secretary before the meeting begins. Otherwise, consent agenda items will be considered as a group.**

All decisions of the Zoning Hearing Officer may be appealed within 10 (working) days to the Planning Commission for a fee of \$184. Appeal forms are available at the Planning Division office, address shown below.

Pursuant to State law, if you challenge, in court, a planning permit application, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

For further information on any agenda item listed below, please contact the Project Planner at the indicated telephone number following each item. Letters to the Project Planners should be addressed: County of San Mateo, Planning & Building Division, 455 County Center, 2nd Floor. Mail Drop PLN122, Redwood City, CA 94063.

- ◆ To receive the agenda, please send an e-mail to: join-agenda@listserver.co.sanmateo.ca.us, or contact Jazmin Manriquez at (650) 363-1862.
 - ◆ To view the agenda, please visit our website at www.co.sanmateo.ca.us/planning
 - ◆ **Starting January 4, 2001, Zoning Hearing Officer meetings will begin at 10:00 a.m.**
-



- PARCEL MAP VOL. 30/40
- PARCEL MAP VOL. 50/16
- PARCEL MAP VOL. 49/58-59
- PARCEL MAP VOL. 48/50
- ASSESSOR'S MAP NO 3-90

051-416-040
PLN2000-00497
300' notil.
10-10-00 SW/DS

AR 0088

051-417-190
HOFSTEDT THOMAS R +
1137 PALOMAR DR
REDWOOD CITY,, CA 94062

051-417-040
BERINGER DANIEL
EDDINS SUSAN
1135 PALOMAR DR
REDWOOD CITY, CA 94062

051-417-010
SLYTER ROBERT W , TERI
1145 PALOMAR DR
REDWOOD CITY, CA 94062

051-416-040
BROOKS CURTIS L + ET
1175 PALOMAR DR
REDWOOD CITY,, CA 94062

051-417-180
ZAK RALPH B TR
SAUVAGE DEIRDRE W TR
1125 PALOMAR DR
REDWOOD CITY,, CA 94062

051-417-020
HOWARD JOSEPH C JR
1139 PALOMAR DR
REDWOOD CITY, CA 94062

051-416-050
EINSPAHR LLOYD D + M
1165 PALOMAR DR
REDWOOD CITY,, CA 94062

Current Resident
510 La Mesa Drive
San Mateo, CA 94025

Current Resident
1346 Pebble Drive
San Carlos, CA 94070

City of San Carlos
666 Elm Street
San Carlos, CA 94070

Current Resident
1338 Pebble Drive
San Carlos, CA 94070

Current Resident
1332 Pebble Drive
San Carlos, CA 94070

Current Resident
1333 Pebble Drive
San Carlos, CA 94070

Current Resident
1339 Pebble Drive
San Carlos, CA 94070

Current Resident
1120 Palomar Drive
Redwood City, CA 94062

Current Resident
1130 Palomar Drive
Redwood City, CA 94062

Current Resident
1150 Palomar Drive
Redwood City, CA 94062

Current Resident
1170 Palomar Drive
Redwood City, CA 94062

~~Current Resident~~

THE ALARIS

GROUP, LLC

October 4, 2000

Stephanie Willsey
455 County Center-2nd Floor
Redwood City, CA 94063

RE: Case No. PLN2000-00497

Dear Ms. Willsey:

Per our conversation on September 29th, I have submitted revised drawings for the above application to show the 13 foot monopole on the southeast corner closest to the property line to be setback 3 feet from the property line. There are 2 full size copies and a reduced 8 1/2 x 11 for your review.

You also requested information of why our proposed monopole could not be located out of our equipment cabinet, much like the design that Pacific Bell has on the site. Since Sprint's coverage objective is different than PacBell's, it is necessary that Sprint locate its antennas differently. Since we are trying to keep the height of the antennas at about 13', we've had to split the three sectors so that our coverage objective is met. Lastly, we need two different poles because we need to keep interference to our other sites to a minimum.

Thank you for reviewing our proposed project. If you need additional information or have additional questions, I can be reached at (415) 402-0445.

Sincerely,


Talin Aghazarian
Planning Specialist



DO NOT SCALE DRAWINGS

CONTRACTORS SHALL VERIFY ALL PILING AND EXISTING CONDITIONS AND
CONSTRUCT ALL PILES AND EXISTING CONDITIONS IN ACCORDANCE WITH THE
IN WRITING OF ANY DESIGN/NOTES BEFORE PROCEEDING WITH THE WORK OR
BE RESPONSIBLE FOR THE SAME.

GENERAL CONTRACTOR NOTES

ARCHITECT:
DAVIS BROOKHUIS & CO. SUITE 215
DANFORTH, CA 94608
TELEPHONE: 415-435-1000
FACSIMILE: 415-435-1008
FAX: 415-435-6388

APPLICANT/LESSEE
JAMES C. CHANDLER, JR., SUITE 100
10000 WILSON AVENUE
SAN FRANCISCO, CALIF. 94135
PHONE: 825-488-7839

PROPERTY INFORMATION
OWNER/LANDLORD: WINDCO, CLAYTON L. & ETHEL R.
1175 INDIAN AVENUE
SAN FRANCISCO, CALIF. 94106
PHONE: (415) 357-4262

AREA OF CONSTRUCTION: 270 SQ. FT.
CONTACT: (415) 357-4262
PHONE:

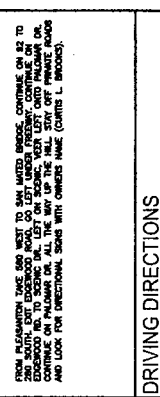
CURRENT USE: SINGLE FAMILY RESIDENCE

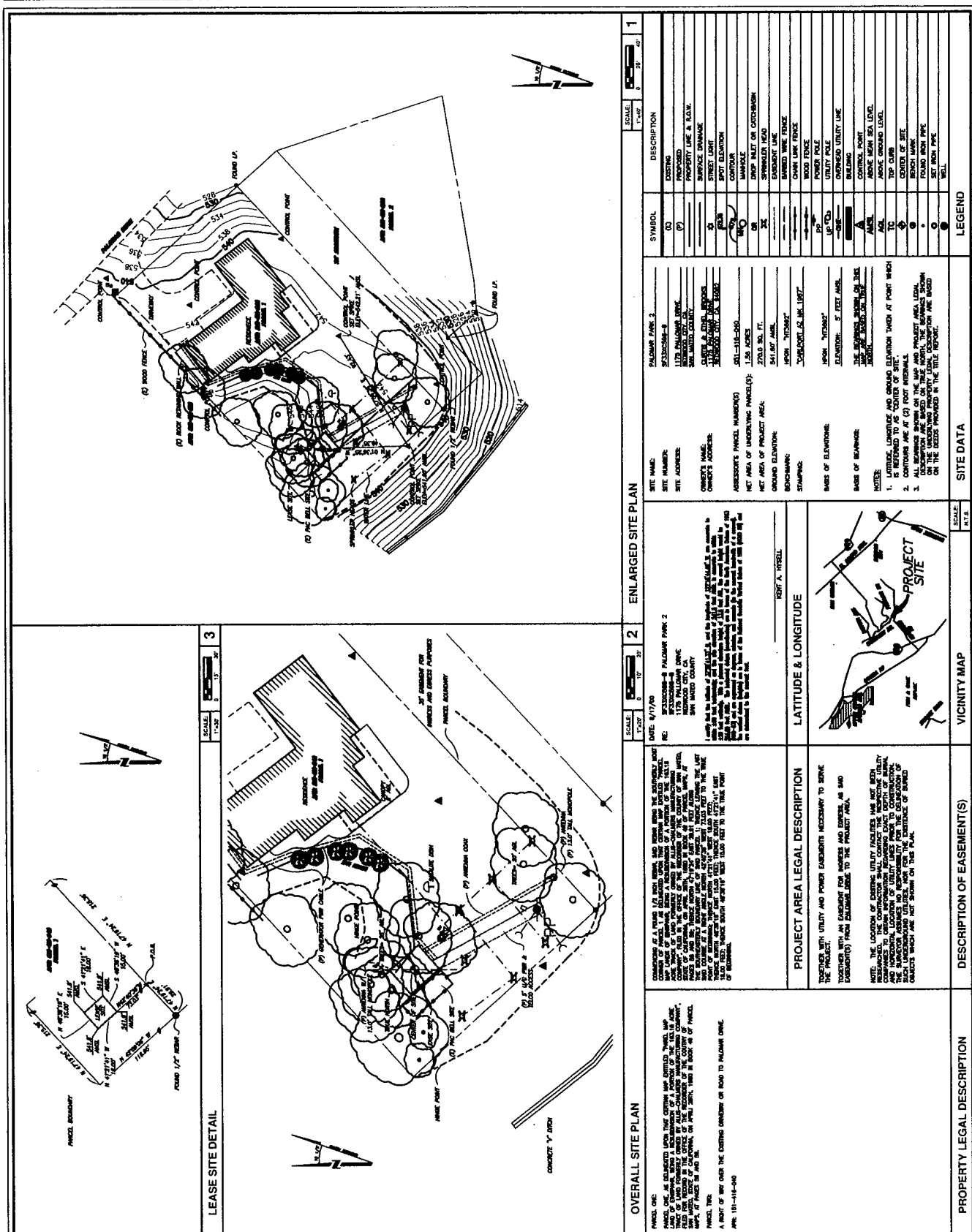
ZONING CLASSIFICATION: R-1, 3101

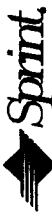
A.P.A.: 051-416-540

HANDICAP REQUIREMENTS: FACILITY IS UNIMPAVED AND NOT FOR HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY







Sprint PCS
4483 CHABOT DRIVE, SUITE 100
PLEASANTON, CA 94588

PROJECT INFORMATION:

PALOMAR PARK
SF33XC5988
1175 PALOMAR DRIVE
REDWOOD CITY, CA 94062

CURRENT ISSUE DATE:

9/29/00

ISSUED FOR:

ZONING

REV. DATE: DESCRIPTION:

REV.	DATE	DESCRIPTION
1	7/10/00	CLIENT SUBMITTAL
2	7/13/00	REVISION
3	8/14/00	REVISION
4	9/29/00	REVISION

PLANS PREPARED BY:

ALVAR ARCHITECTS, INC.
1100 CALIFORNIA DRIVE
SUITE 211
SAN JOSE, CA 95128
(408) 853-7288
WWW.ALVARARCHITECTS.COM

CONSULTANT:

DRAWN BY:

CHK. JJA

PD

LICENSE:

SHEET TITLE:

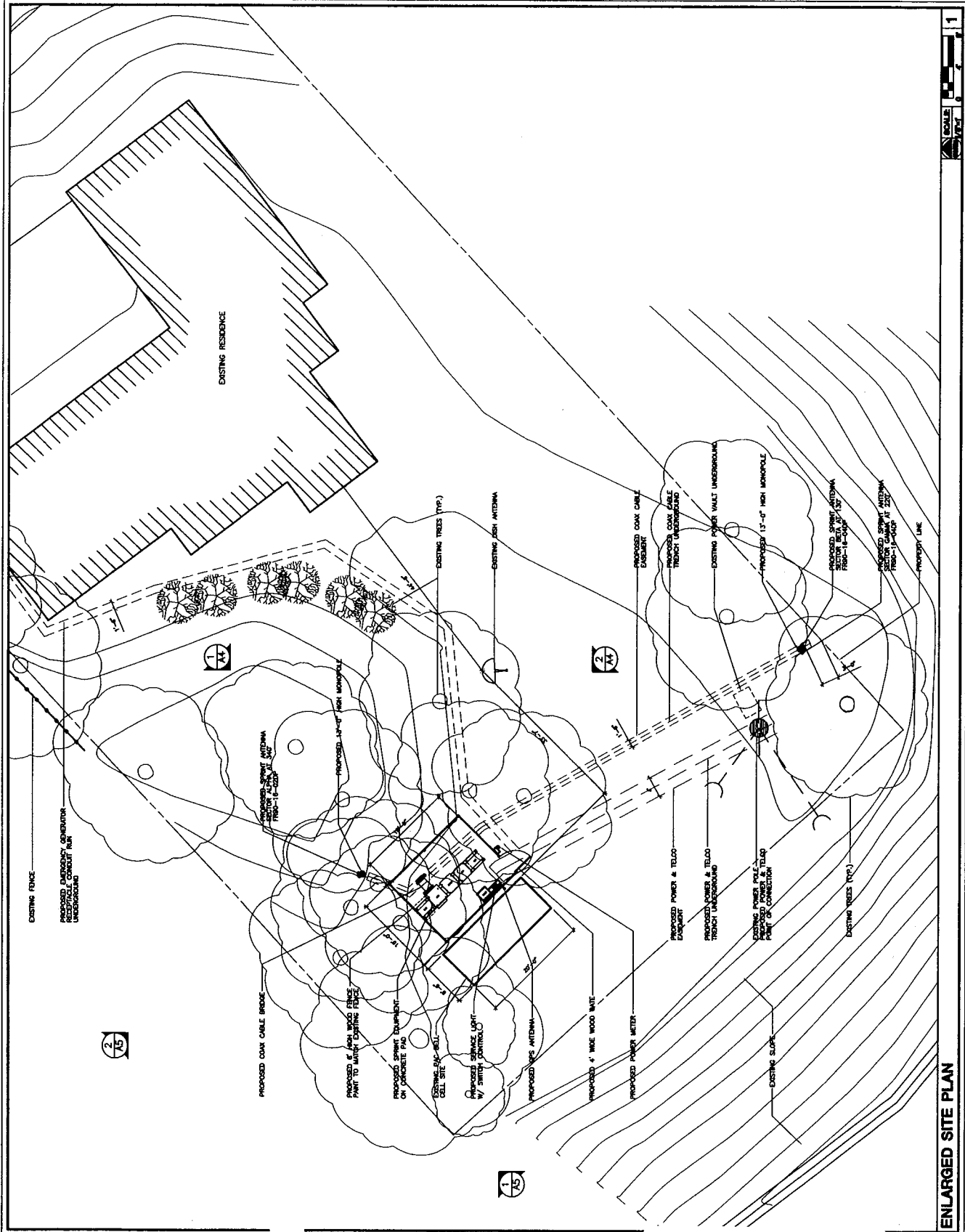
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SHEET NUMBER:

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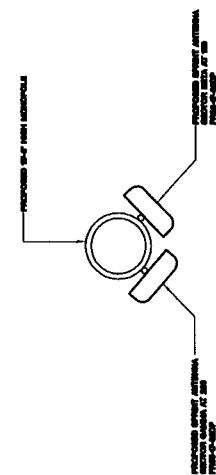
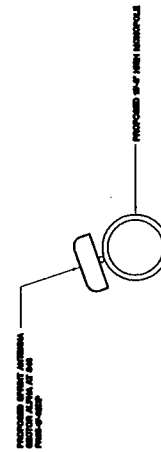
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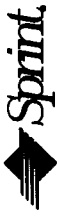
5988



ENLARGED SITE PLAN

AR 0095





4683 CHABOT DRIVE, SUITE 100
PLEASANTON, CA 94588

PROJECT INFORMATION:

PALOMAR PARK
SF33XC598B
1175 PALOMAR DRIVE
REDWOOD CITY, CA 94062

CURRENT ISSUE DATE:

9/29/00

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION:

REV.	DATE	DESCRIPTION
1	9/29/00	REVISION
2	8/14/00	REVISION
3	7/13/00	REVISION
4	7/10/00	CLIENT SUBMITTAL

PLANS PREPARED BY:

ALVAR ARCHITECTS, INC.

ALVAR ARCHITECTS, INC.
SUITE 215
1000 CALIFORNIA STREET
SAN FRANCISCO, CA 94109
(415) 774-2200
WWW.ALVARARCHITECTS.COM

CONSULTANT:

DRAWN BY:

PD

CHK.:

JA

APV.:

LCENSURE:

SHEET TITLE:

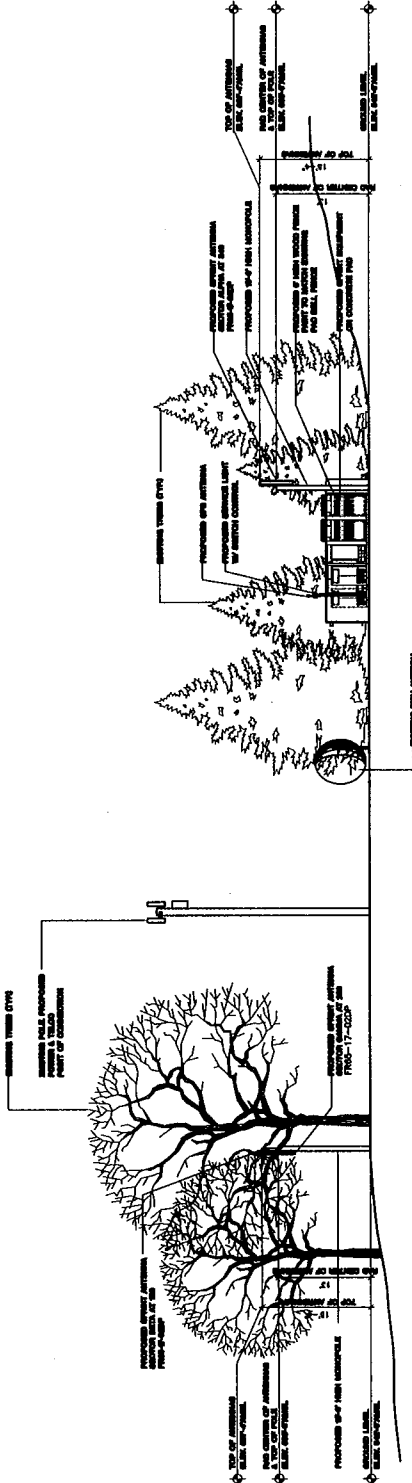
NORTHEAST ELEVATION
SOUTHEAST ELEVATION

SHEET NUMBER:

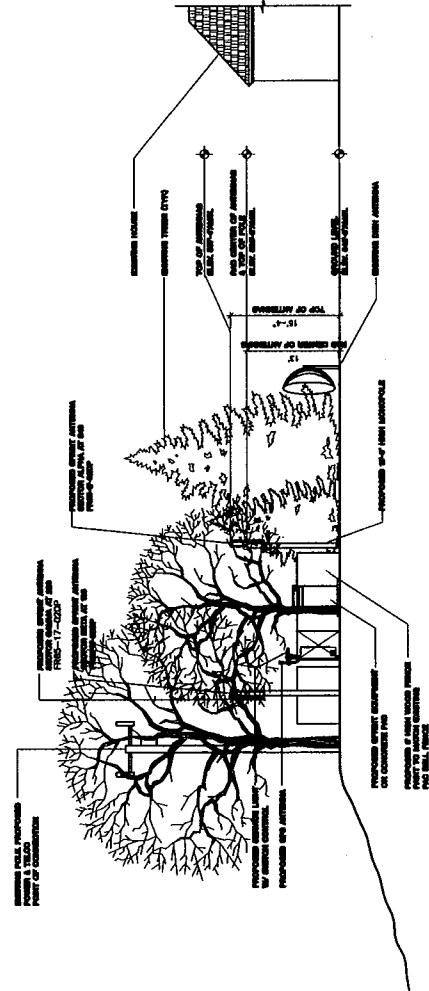
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NORTHEAST ELEVATION



SOUTHEAST ELEVATION

AR 0097

Planning and Building Division ■ 455 County Center ■ Redwood City
California 94063 ■ Planning: 650/363-4161 ■ Building: 650/599-7311 ■ Fax: 650/363-4849

09/29/2000

TALIN AGHAZARIAN
480 DAVIS COURT
SAN FRANCISCO, CA 94111

SUBJECT: Application Status of Case No. PLN2000-00497

Your application has been determined to be complete. Please be advised that during the course of processing we may request you to clarify, amplify, correct or otherwise supplement the information required for the application. Additional information about the status of your project will be forthcoming.

Sincerely,


STEPHANIE WILLSEY
Project Planner

AR 0098

Planning and Building Division ■ 455 County Center ■ Redwood City
California 94063 ■ Planning: 650/363-4161 ■ Building: 650/599-7311 ■ Fax: 650/363-4849

07/26/2000

JONAS IONIN
1729 RUTAN DR.
LIVERMORE, CA 94550

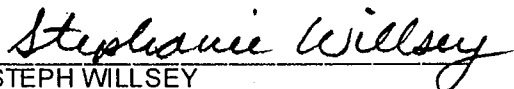
SUBJECT: Application Status of Case No: PLN2000-00497

Your application has received preliminary review by the Planning Division's Development Review Committee; the application has been found to be incomplete as described in the enclosure to this letter.

Progress cannot be made on your application until it is complete. Please feel free to contact me or staff of other departments as indicated in the enclosure if you have any questions or comments.

Once submitted, your material will be evaluated by the Development Review Committee and you will be advised if any incomplete items remain.

Sincerely,


STEPH WILLSEY
Project Planner

AR 0099

Planning and Building Division ■ 455 County Center ■ Redwood City
California 94063 ■ Planning: 650/363-4161 ■ Building: 650/599-7311 ■ Fax: 650/363-4849

Page 2

Application Status of Case No: PLN2000-00497
For: JONAS IONIN

07/26/2000

Please submit the following information so that I can continue to work on your project:

1. Proof of ownership in the form of a tax bill or grant deed.
2. Owners concurrence.
3. A revised site plan that is to scale and shows the accurate parcel boundaries and the location of all existing and proposed structures and facilities.

Planning and Building Division

455 County Center • Redwood City CA 94063
(650) 363-4161 • FAX (650) 363-4849

Planning Permit Application Form

Permit Numbers

Primary: PL N2000 - 00497

Applicant/Owner Information

Applicant: JONAS LEVIN, GDE	
Mailing Address: 1729 RUTAN DR. LIVERMORE CA. 94530	Zip: 94530
Phone, W: (510) 919 9184	FAX: (510) 655 3696
Name of Owner (1): CURTIS L. BROOKS	Name of Owner (2):
Mailing Address: 1175 PALOMAR DR. REDWOOD CITY	Mailing Address:
Zip: 94062	Zip:
Phone, W: (650) 367 8000	Phone, W:
H: SAME	H:

Project Information

Project Location (address): 1175 PALOMAR DR.	Assessor's Parcel Numbers:
	051 - 416 - 040
Zoning: R-1, S101	Parcel/lot size:

List all elements of proposed project:

SPRINT Wireless Communication Facility
w/ Antennas : Equipment Cabinets.

List any other permits or approvals already obtained for this project (include date, agency and application/permit numbers):

Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature:

Owner's signature:

Applicant's signature:

AR 0101

Planning Permit Application Check List

Planning Approvals Required

This form filled out by Staff Only Primary Permit No.:

Accompanying Materials Required

Fees

CEQA:
Health:
CDF:

Specific Application Form	Application Page	Proof of Ownership (Deed or Tax Bill)	Owner's Concurrence	Title Report	Environmental Information Form	Tentative Map ②	Master Land Division Plan ①	Density Analysis/Certification	Ag. Land Mgmt. Plan	Grading Plans ①	Geotechnical Report	Erosion/Sediment Control	Dust Control Plan	Permanent Storm Water Controls	Supporting Statements	Location Map ①	Site Plans ①	Elevation Plans ①	Floor Plans ①	Plan Reductions (8.5" X 11")	Other
Agricultural Preserve																					
Architectural Review																					
Architectural Review Exemption																					
Certificate of Compliance - Type A																					
Certificate of Compliance - Type B																					
Coastal Development																					
Coastal Development Exemption																					
Concept Plan																					
Design Review																					
Drilling - Oil & Gas																					
General Plan Amendment																					
Grading																					
Grading Exemption																					
Home Improvement Exemption																					
Kennel/Cattery																					
Lot Line Adjustment																					
Merger																					
Off-Street Parking Exemption																					
Planned Agriculture																					
Resource Management																					
Rezoning																					
Stable																					
Street Improvement Exemption																					
Street Name/Change																					
Subdivision																					
Surface Mining																					
Timberland Preserve																					
Use Permit																					
Variance																					
Other ⑤																					

AR 0102

① = 5 sets of all plans
② = 7 copies of Subdivision Maps
③ = GPC, Text Amend., Timber Harvest, Topsoil, etc.
④ = Needed only if a public hearing is required

Other Fees

Total Fees

San Mateo County Environmental Services Agency

**Application for a
Use Permit****Planning and Building Division**455 County Center • Second Floor • Redwood City CA 94063
Mail Drop PLN-122 • 650-363-4161 • FAX 650-363-4849**Companion Page**Applicant's Name: JONAS OHIM GDEPrimary Permit #: PLN2000-06497**1. Instructions**

Please fill out the general Planning Permit Application Form and this form when applying for a Use Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Project InformationThis application is for: ☒ Initial Use Permit
☐ Renewal or Administrative Review of Existing Use Permit
Original Permit #: _____

☐ Amendment to an Existing Use Permit
Original Permit #: _____

If an initial permit, please describe specifics of proposed operation (ie. hours of business, number of employees, activities, etc.).
If an amendment to an existing permit, please describe the specific proposed changes in the operation.

SPRINT PCS Wireless Communication Facility to co-locate with
existing Pac Bell Facility. After initial 30-45 day construction
period the facility will be unmanned subject to 1-2 maintenance
visits per month, maximum.

3. Required Finding

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Write a brief statement in which you present evidence to support the required finding.

As the facility is unmanned
and co-locating with an
existing facility and the
subject property is approved
for co-location of wireless

facilities, this project will
in no way be detrimental
to the public welfare or injurious
to property or improvements in
the neighborhood.

AR 0103

Environmental Information & Hazardous Waste Site Disclosure Form

Project Address: 1175 PALMIRA DRIVE
REDWOOD CITY CA.
94062

Assessor's Parcel No.: 051 - 416 - 040

Zoning District: R-1, S101

Name of Owner: CURTIS L. BROOKS

Address: SAME

Phone: (650) 367 8000

Name of Applicant: JOHN LEHIA, GDE

Address: 1729 RUTAN DR. LIVERMORE CA
94550

Phone: (510) 919-9184

General Information

Please answer these questions in the space provided.
Use additional sheets if necessary.

1. Project Description: SPRINT PCS Wireless
Communication Facility.

a. Parcel size: 22,857.815 sq

b. Directly connected impervious area (sq. ft. of building footprint and all paved surfaces):

Existing: _____ Proposed: NO CHANGE

c. Square footage of structure:

Existing: _____ Proposed: 270 sq

d. Height and number of floors: 6'-14'

e. Amount of parking provided (proposed):

Covered: _____ Uncovered: 2/1

2. Is this part of a larger project? Yes ☒ No ☐ If yes, explain:

SPRINT Wireless Network

3. What type of permits, licenses, approval, etc. (including those sought from other agencies) are needed to carry out the proposed project?

CUP

4. Describe the natural characteristics (slope, drainage, water bodies, vegetation, soil stability, etc.) on the project site and in the vicinity of the project.

Single-family residential with
grass, trees.

5. Describe the extent and type of man-made features on the project site and in the vicinity of the project (size and uses of existing structures including square footage, number and size of lakes or ponds, nature of existing roads, etc.).

Residence: existing Pac Bell
Wireless facility.

Environmental Information

Please check the appropriate box and explain any "yes" answers on reverse.

Will the project:

Yes No

a. Require grading or filling? ☒ ☐

If yes, how much? 12 cubic ft.

Will that grading or filling:

▪ Be over two feet in depth or height? ☐ ☒

▪ Be on a 20% or greater slope? ☐ ☒

b. Require the removal of trees or other vegetation (including ground cover)? ☐ ☒

If yes, all trees over 12" or more in diameter (6" or more in Emerald Lake Hills) are to be shown on plans, and may require a tree removal permit.

c. Affect native plants, wildlife or fisheries? ☐ ☒

d. Create dust, smoke, fumes, odors or noise? ☒ ☒

If yes, will it occur beyond the construction phase? ☐ ☒

e. Involve discharge into surface waters or storm drains? ☐ ☒

f. Affect or be affected by a natural drainage channel or floodplain? ☐ ☒

g. Affect the amount or pattern of pedestrian or vehicular traffic? ☐ ☒

h. Impact scenic values? ☐ ☒

i. Affect any known archaeological or historical resources? ☐ ☒

j. Create an obvious change in the existing or surrounding land use? ☐ ☒

k. Increase development pressures in the vicinity or encourage changes in the use of nearby properties? ☐ ☒

l. Be located on a Hazardous Waste and Substance site, as defined by the State of California at the date of this application? ☐ ☒

(Please check list of addresses on reverse.)

Yes No

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

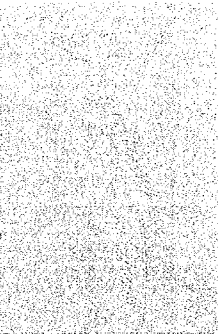
☐ ☒

☐ ☒

Signature required on reverse

Additional information or comments: **Use additional sheets if necessary.**

THE ALARIS



GROUP, LLC

September 27, 2000

Stephanie Willsey
455 County Center-2nd Floor
Redwood City, CA 94063

RE: Case No. PLN2000-00497

Dear Ms. Willsey:

We are in receipt of your letter dated July 26, 2000 and per our conversation earlier the following materials are provided for your review:

1. Proof of ownership of the property in question.
2. Letter of Authorization indicating the owners concurrence with project.
3. Revised site plan (Sheet LS1 showing accurate parcel boundaries and the location of existing and proposed structures).
4. A reduction of submitted plans.

Thank you for reviewing our proposed project. If you need additional information or have additional questions, I can be reached at (415) 402-0445.

Sincerely,

Talin Aghazarian
Planning Specialist

Site: 8F33XC598C
 Cascade: _____
 MTA: _____

AUTHORIZATION

The undersigned is the "Owner" of the real property ("Property") described below, and hereby authorizes, consents, and agrees with Sprint Spectrum L.P. ("Sprint PCS") as follows:

1. **Entry.** Owner consents and agrees that Sprint PCS, its employees, agents and independent contractors ("Authorized Parties") may enter upon the Property to conduct and perform some or all of the following activities ("Permitted Activities"): surveys, geotechnical soil borings and analysis, Phase I environmental audits, boundary surveys, radio propagation studies, and such other tests and inspections of the Property which Sprint PCS may deem necessary or advisable. Sprint PCS agrees to be responsible for any and all costs related to the Permitted Activities, including installation on and operation and removal of equipment on the Property.

2. **Filings.** Owner consents and agrees that the Authorized Parties may make and file applications on Owner's behalf to such local, state and federal governmental entities whose approval Sprint PCS may consider necessary or advisable to have the Property approved as a tower or antenna site, including, but not limited to, governmental approvals for zoning variances, rezoning applications, building permits and wetland permits. Owner hereby agrees that a copy of this Agreement is as effective as the original. However, if requested by the Authorized Parties, Owner agrees to execute such other and further documents as may be required by the governmental entity in question to evidence Owner's consent to the action which is proposed to be taken.

Owner: Brooks, Curtis L.
BROOKS, CURTIS L

Print Name: BROOKS, CURTIS L

Dated: May 31, 2000

Property Address: 1175 PALOMAR DR

REDWOOD CITY, CA. 94062

TEL 650-367-8000
 FAX 650-367-8282

Sprint PCS: [Signature] GDB

Dated: 6/31/2000

Old Republic Title Company

Prepared For:
Attention :

Acnt Rep:
C/S Rep: Debbie Allen

APN : 051-416-040	Phone : (650)367-8000
Owner1: BROOKS, CURTIS L & ETHEL R	Pg-Grd: 36-B3/769-E7
Owner2:	Census: 6096.039
Site : 1175 PALOMAR DR	Ownshp:
: REDWOOD CITY CA 94062	Zoning: R10S10
Mail : 1175 PALOMAR DR	FloodP: 060327 0002
: REDWOOD CITY CA 94062	RltrZn: 350
Legal : PARCEL 1 .578 AC MOL PARCEL MAP VOL 49/5	

Property Characteristics

Use : 1 FAMILY RSDNCE		
Yr Blt: 1968	#LivRm: 1	SqFeet: 2,330
BedBth: 4/3.0	#FamRm: 1	AttoSF:
#Rooms: 9	#Den :	BasFin:
#Kitch: 1	#SupRm: 1	LotSz : 25,155
#DinRm: 1	#Units: 1	UseLot: 25155
		RecRm :
		Garage: Y
		Pool :
		-YrBlt:
		WtrFrt:

Sale/Loan Information

Last Trans W/O \$:	Doc# : 77633	Buyer : BROOKS, CURTIS L
SaleDt: 08/14/81	\$/SqFt: \$57.94	Seller:
SaleAm: \$135,000	LoanTy:	Lender:
1st Td:	PrevDt:	Title :
+Addl:	PrevAm:	

Assessment/Tax Information

Assd : \$465,218	Tax : \$4,671.06
Land : \$208,325	Status: DEFAULT 98
Improv: \$256,893	TRA : 073033
perc: 55%	Exempt: Y
	TaxYr : 99-00

THE ABOVE INFORMATION IS SOURCED FROM PUBLIC DOCUMENTS AND IS NOT GUARANTEED
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ORDER

APR

WHEN RECORDED MAIL TO

Name
Address
City & State

Mr. & Mrs. Curtis L. Brooks
1175 Palomar Dr.
Redwood City, Ca.

Deed No. 617601

77633AS
RECORDED AT REQUEST OF
FOUNDERS TITLE COMPANY

AUG 14 10 48 AM '81

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

Documentary Transfer Tax
PAID \$ 4 4 4
San Mateo County
Rec'd By *[Signature]*
Deputy Recorder

Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 144.50

() computed on full value of property conveyed, or

(X) computed on full value less value of liens and encumbrances remaining at time of sale,

(XX) Unincorporated area: () City of

() Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Lloyd D. Einspahr and Mary S. Einspahr, his wife

hereby GRANT(S) to

Curtis L. Brooks and Ethel R. Brooks, husband and wife as joint tenants

that property in San Mateo

County, State of California, described

Parcel One, as designated on the Map entitled, "PARCEL MAP LANDS OF EINSPAHR, BEING A RESUBDIVISION OF A PORTION OF THE 163.18 ACRE TRACT OF LAND FORMERLY OWNED BY ALLIS-CHAMBERS MANUFACTURING COMPANY", which map was filed in the office of the recorder of the County of San Mateo, State of California on April 28, 1980, in Book 49 of Parcel Maps at Pages 58 and 59.

A.P. No. 051-416-020

J.P.N. 051-41-416-02-A

Mail tax statements to Same as above

Date August 13, 1981

STATE OF CALIFORNIA
COUNTY OF San Mateo

On August 13, 1981

before me, the undersigned, a Notary Public in and for said State, personally appeared Lloyd D. Einspahr and Mary S. Einspahr

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Witness my hand and seal this 13th day of August, 1981.

Signature of Lloyd D. Einspahr and Mary S. Einspahr

Name Typed or Printed

BEVERLY A. W. HARRELL
NOTARY PUBLIC
SACRAMENTO COUNTY, CALIFORNIA
My Commission Expires April 15, 1985

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDED IN OFFICE SAN MATEO COUNTY

77633AS

**County of San Mateo
Environmental Services Agency
Planning and Building Division**

APPLICATION REVIEW AND IN-PROCESSING CHECKLIST

1. Owner: CURTIS BROOKS Applicant: JONAS IOVIN
2. Project Site Address: 1175 Palomar Dr.
3. APN(s): 051-416-040
4. Project Description: cell site

5. Planning Permit Case No.: PLN 2000-00497
7. Building Permit Case No.: _____
6. Environmental Review:
- a. Cat. Ex. ☐ Yes ☐ No
- b. Neg. Dec. ☒ Yes ☐ No

8. Public Hearing required: Yes X No _____

9. Decision Maker:

Planning Director _____
 Planning Commission _____
 Board of Supervisors _____

Zoning Hearing Officer X _____
 Design Review Committee _____

10. Complete Plan Check Checklist.
11. Complete Permit*Plan entries.
12. Collect Planning and applicable Environmental Health and CDF fees; attach receipt.
13. Application received by: M. Schaller Date: 7/14/00
14. Planner Assigned: Stephanie W. By: Staff Date: 7/24/00

TRANSFER APPLICATION MATERIALS TO RECEPTIONIST

over

AR 0110

15. Prepare Referral Sheets for applicable projects.

16. Prepare File Label (right edge of file tab).

Planning File No. _____
Owner/Applicant _____

Example PLN 1999-00015 _____
Smith/Jones _____

17. Complete Planning Permit Information Sheet.

18. Insert File Contents (in top to bottom order).

Front Cover

_____ Planning Permit Info. Sheet

Inside Front Cover

_____ Post Approval Card

_____ Permit Processing Checklist

Inside Back Cover

_____ In-Processing Form

_____ Project Referral Sheets

_____ Plan Check Checklist

_____ Application Forms

_____ EIF

_____ Supporting Documents

_____ Graphics, Transparencies

_____ Owner's Authorization

_____ Proof of Owner's Interest

_____ Receipt for Fees

TRANSFER FILE TO SENIOR PLANNER

19. Add applicable projects to Development Review Committee agenda log.

20. Mail Acknowledgment Post Card indicating Project File Number(s) and Assigned Planner.

21. Complete Permit*Plan entries.

TRANSFER FILE TO ASSIGNED PLANNER

PERMANENT RECORD Microfilming Required

County of San Mateo
 Planning and Building Division
 Current Planning and Development Section
PLAN CHECK CHECKLISTPermit*Plan Case Nos.: PLN 2000-00497APN: 051 - 416 - 040Zoning: R-1/S-101/DRPlan
Checker: M. SchallerProject
Description: cell siteDate: 7/14/00**1. Parcel Identification and Legality**

- ☒ Dimensions, shape, streets on plans match reference maps
☒ Legal
☐ No legality check required
☐ Documentation required

2. Use

- ☒ Plans consistent with stated use
☒ Allowed by zoning
☐ Legal nonconforming
☒ Consistent with General Plan
☐ Determination of land use priority in Coastal Zone
☐ Consistent with second unit quota
☐ Second Unit Checklist complete and attached

3. DensityN/A Minimum lot sizeN/A Lot area/dwelling unit**4. Development Standards**

- ☒ Lot width
☒ Yards
☒ Height
☒ Accessory buildings (location, size, setbacks, height)
☒ Easements, OPLs or street dedication will not affect above Lot Coverage

- ☐ Signs
☐ Fences
☐ Decks
☐ Daylight Plane
☐ Well
☐ (Other)
☐ Floor Area Ratio

Calculations:

Calculations:

AR 0112

5. Parking/Access

N/A Number of Spaces (____ Covered and ____ Uncovered)
 ____ Landscaping (required in parking areas)
 ____ Compliance with Design Standards/Policy (driveway width, turning radius)
 ____ Compliance with ELH Guest Parking

6. Special Permit Requirements

<input type="checkbox"/> Arch. Review (State Scenic Corridor)	<input type="checkbox"/> PAD Permit
<input type="checkbox"/> Coastal Development Permit	<input type="checkbox"/> RMD
<input type="checkbox"/> Coastal Exemption Certification	<input type="checkbox"/> Stable Permit
<input type="checkbox"/> Design Review/Formal DR Exemption	<input type="checkbox"/> TPZ Permit/Timber Mgmt. Plan
<input type="checkbox"/> Staff Level DR Exemption	<input type="checkbox"/> Tree Removal
<input type="checkbox"/> GH District Report and Notice	<input checked="" type="checkbox"/> Use Permit
<input type="checkbox"/> Grading Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Kennel Permit	<input type="checkbox"/> Other

7. Special Area Regulations

ALUC Permit Review Area or Airport Overlay (AO) Zone
Floodway or Flood Hazard Area
Princeton M-1 Area-Dead Storage Only; Recorded Notice Required
Residential Use Within 60 CNEL (Noise Element) - Acoustical Report Required
Williamson Act Agricultural Preserve
Moratorium Area
Coastside Permit Quota Open (has been recorded in appropriate log book)
Residential Hillside Quota Open (has been recorded in appropriate log book)
Other

8. Environmental Review

✓ Environmental Information Form Complete
✓ Exempt, Class _____
✗ Not Exempt, Initial Study Required

9. Notes/Comments

Exempt - new small structures

San Mateo County
Planning &
Building Division
455 County Center
Redwood City
California 94063
Phone: 650 363-4161
Fax: 650 363-4849

RECEIPT # 007141
DATE: 7/14/00 14:10:26
CHECK #: 1802

CASE #: PLN2000-00497

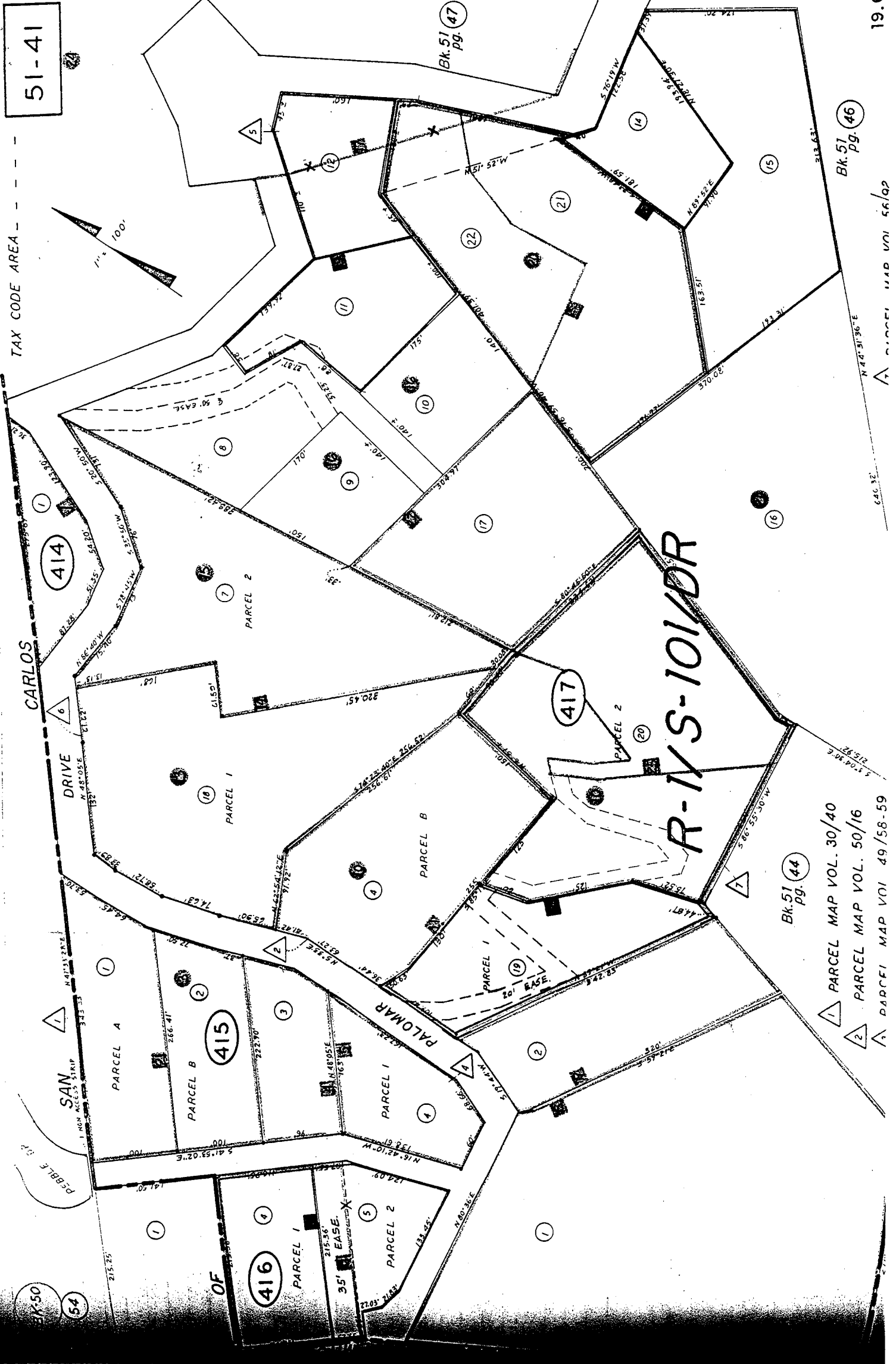
NAME: JONAS IONIN

ADDRESS: 1175 PALOMAR DR

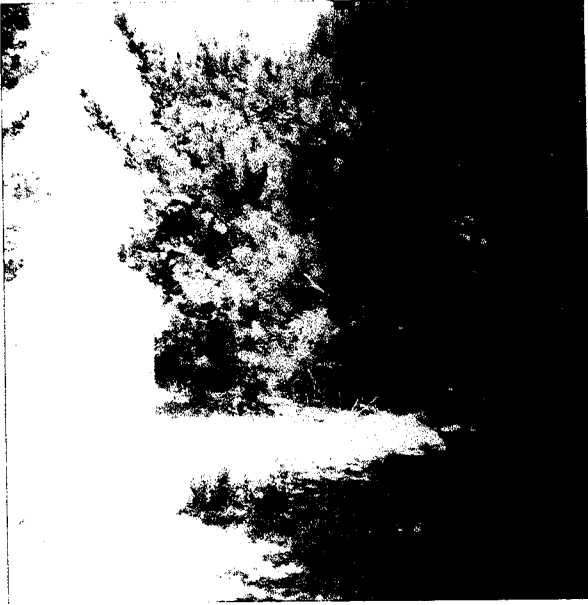
PARCEL #: 051-416-040

ACCOUNT NUMBER	DESCRIPTION	AMOUNT PAID
38100-2027	Env.Doc. - Recording Fee	\$33.00
38100-2123	Env.Rev.-Initial Study/Neg.Dec	\$910.00
38100-1262	Use Permit	\$1,893.00
38100-1269	Public Noticing Fee	\$55.00
Total Amount Paid:		\$2,891.00

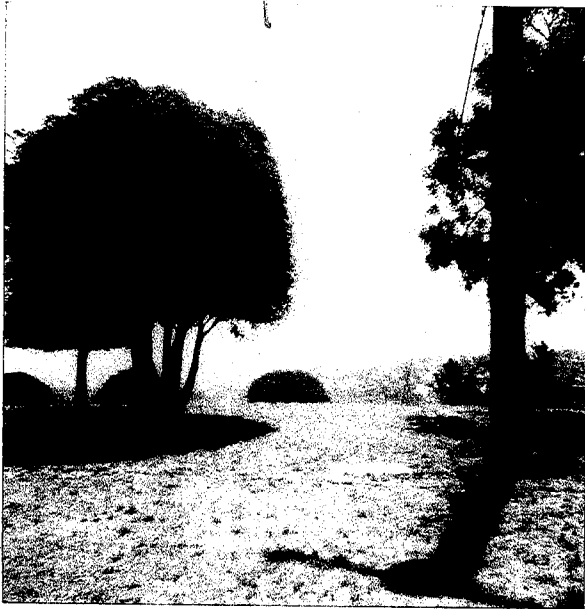
AR 0114



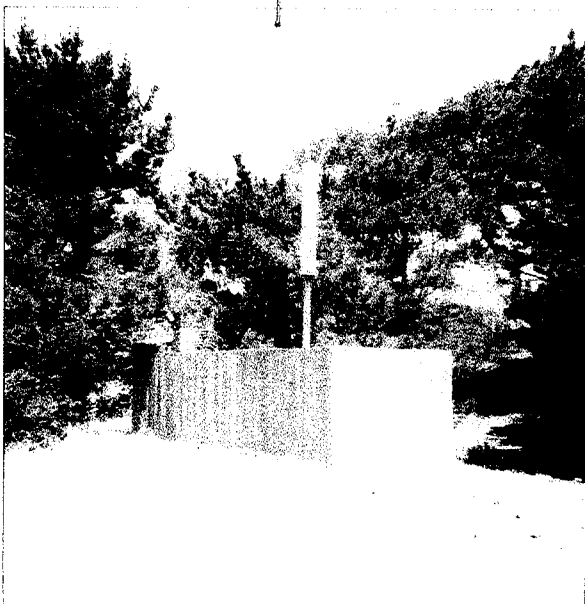
Print Photo File



8/4/00



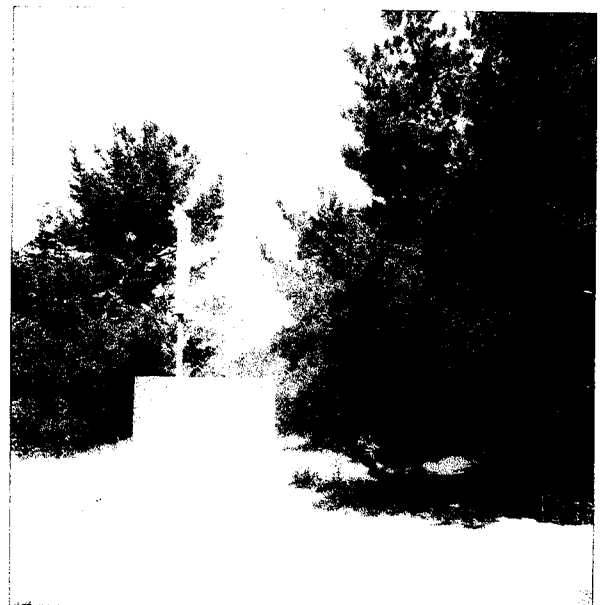
8/4/00



8/4/00



8/4/00



8/4/00

AR 0116

1. Attach press-on label to photo.
2. Note file number, date & subject on label.

3. Staple photos in spaces above.
4. Insert in file.

County of San Mateo
Planning and Building Division
Ordinance Administration Section

POST APPROVAL PERMIT PROCESS

1. This sheet and a copy of the list of conditions of approval should be stapled inside the front cover of the permit file.
2. Note file number and mark appropriate box at bottom of form.
3. Conditions which need not be met prior to the issuance of a building permit should be marked with an asterisk.
4. When each of the other conditions is met, the project planner should write the date and his/her initials to the left of that item on the list.
5. Notes about a condition should be entered in right margin, along with date and initials.
6. File should be stored in file cabinets.

Files Nos. PLAN2000-00497

☒ Counter planner may sign building or other permits when all conditions are marked with an asterisk or initialed as complete.

☐ Project planner should be consulted prior to approval of building or other construction permits.

OAS Form #A-117
FRM05609.DOC (7/28/2000)

AR 0117

Sprint
Talin Aghazarian
November 2, 2000
Page 2

3. That the approval of this cellular telecommunications addition is necessary for the public health, safety, convenience or welfare.

CONDITIONS OF APPROVAL

Planning Division

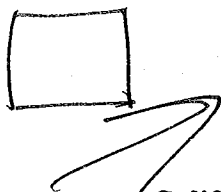
1. This approval applies only to the proposal as described in this report and plans and documents submitted to the Planning Division on July 14, 2000. Minor adjustments to the project in the course of applying for building permits may be approved by the Planning Director if they are consistent with the intent of, and in substantial conformance with this approval.
2. The applicant shall obtain a building permit and develop in accordance with the approved plans.
3. This Use Permit shall be valid for a five-year period and shall expire on November 2, 2005. The applicant shall file for a renewal of this permit six months prior to the expiration with the County Planning and Building Division, if continuation of this use is desired.
4. The monopoles, antennas, and fencing shall be painted the same "enviro-green" color as the existing Pacific Bell equipment cabinet. A color sample shall be submitted to the Planning Counter prior to building permit issuance. The applicant shall include the file/case number with all color samples. Color verification by a building inspector shall occur in the field, after the applicant has painted the equipment an approved color, but before the applicant schedules a final inspection.
5. Construction hours shall be Monday through Friday 7:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m., and no construction will be allowed on Sundays or national holidays.
6. Noise levels produced by the proposed construction activity shall not exceed 80-dBA level at any one moment.
7. The installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is no longer needed.
8. The applicant shall submit an erosion control plan which implements best management practices to prevent erosion and sedimentation during the entire construction process prior to building permit issuance. This plan shall include, but is not limited to (1) installation of silt blankets and fiber rolls below all areas of earth clearing, (2) covering of surcharges for

AR 0118

Sprint
Talin Aghazarian
November 2, 2000
Page 3

protection from rain and wind erosion, and (3) replanting all disturbed areas immediately upon completion of construction with indigenous vegetation.

9. During project construction, the applicant shall, pursuant to Section 5022 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Disposing of removed soil in a County approved landfill, or by spreading the soil in the immediate vicinity employing the above erosion control techniques at a depth not to exceed 6 inches in height.
 - b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
 - c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - f. The applicant shall revegetate construction areas with native plant materials (trees, shrubs, and/or ground cover) which are compatible with the surrounding vegetation and are suitable to the climate, soil, and ecological characteristics of the area.



California Department of Forestry

10. Maintain around and adjacent to such buildings or structures a fuel-break/fire break made by removing and cleaning away flammable vegetation for a minimum distance of 30 feet. Remove that dead or dying portion of any tree which extends over the any structure.
11. All buildings and structures must have an address posted in such a location and in such a manner that it can be easily seen while traveling in both directions on the main road day or night. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum stroke of 3/4 inch.
12. All proposed enclosed structures on the site shall be equipped with an approved FM 200 fire protection system or equivalent. Plans and calculations must be submitted to the San

Sprint
Talin Aghazarian
November 2, 2000
Page 4

Mateo County Building Inspection Section for review and approval by the County Fire Department.

13. Access must be provided from the street to the access gate at the proposed site. The access must be provided in such a manner that emergency crews can get emergency medical equipment and fire fighting equipment to the scene.
14. The proposed wood fencing is not desirable in this area because of the fire hazard. A metal fence with slats would be a more desirable solution to protect the facility.
15. A Knox Box is required at the entry gate to allow emergency personnel access to the site in case of an emergency. Contact the County Fire Department at 650/573-3846 for details.
16. A final inspection will be required before the site can be put into use. All project conditions which result in the issuance of a Building Permit will be required to be completed at that time.
17. A more in-depth plan review will be conducted at the time a Building Permit is applied for. This has been a preliminary review and additional conditions may be placed on the project at the Building Permit application stage.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) working days from such date of determination. The appeal period for this project will end on **November 16, 2000, at 5:00 p.m.**

Very truly yours,



George Bergman
Zoning Hearing Officer

zhd1102k.3jm

cc: Public Works Department
Building Inspection
CDF
City of San Carlos
City of Redwood City

Assessor's Office
Curtis Brooks
Palomar Park Owners
Alison Plattner

AR 0120